

005.0

0002

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

734,900 / 734,900

USE VALUE:

734,900 / 734,900

ASSESSED:

734,900 / 734,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
138		HERBERT RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	DARWIN TRUST COMPANY OF NEW	
Owner 2:	HAMPSHIRE LLC/ TRUSTEE	
Owner 3:	JOSEPH A BIATECKI REVOCABLE TR	
Street 1:	635 MASSACHUSETTS AVE	
Street 2:		

Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	Own Occ: N
Postal: 02476		Type:

PREVIOUS OWNER		
Owner 1:	BIATECKI JOSEPH A -	
Owner 2:	-	
Street 1:	138 HERBERT RD	
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	

NARRATIVE DESCRIPTION		
This parcel contains 6,554 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1924, having primarily Vinyl Exterior and 1848 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.		

OTHER ASSESSMENTS		
Code	Descrip/No	Amount
		Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6554		Sq. Ft.	Site		0	80.	0.94	1									493,296						493,300	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description				User Acct
101							6554.000	236,500	5,100	493,300	734,900					4818
																GIS Ref
																GIS Ref
																Insp Date
																10/14/17

PREVIOUS ASSESSMENT

Parcel ID									
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date									
2020	101	FV	236,600	5100	6,554.	493,300	735,000	735,000 Year End Roll	12/18/2019
2019	101	FV	206,800	5100	6,554.	524,100	736,000	736,000 Year End Roll	1/3/2019
2018	101	FV	206,800	5100	6,554.	382,300	594,200	594,200 Year End Roll	12/20/2017
2017	101	FV	206,800	5100	6,554.	333,000	544,900	544,900 Year End Roll	1/3/2017
2016	101	FV	206,800	5100	6,554.	283,600	495,500	495,500 Year End	1/4/2016
2015	101	FV	182,400	5100	6,554.	277,500	465,000	465,000 Year End Roll	12/11/2014
2014	101	FV	182,400	5100	6,554.	228,100	415,600	415,600 Year End Roll	12/16/2013
2013	101	FV	182,400	5100	6,554.	217,100	404,600	404,600	12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BIATECKI JOSEPH	75938-348	1	10/21/2020	Convenience		1	No		
	12333-70		11/21/1972		34,400	No	No	N	

BUILDING PERMITS										ACTIVITY INFORMATION														
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
4/26/2016	497	Re-Roof	4,000					reroof	10/14/2017	MEAS&NOTICE	HS	Hanne S												
									4/24/2009	Meas/Inspect	163	PATRIOT												
									9/20/1999	Meas/Inspect	197	PATRIOT												
									10/1/1981		KM													

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



USER DEFINED	
Prior Id # 1:	4818
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	16:17:32
LAST REV	
Date	Time
11/09/20	10:12:49
mmcmakin	
514	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																				
Type: 97 - Tudor	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:															
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:																													
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	Kits: 1	Rating: Average	A Kits:	Rating:	Fpl: 1	Rating: Average	WSFlue:	Rating:	1st Res Grid	Desc: Line 1	# Units: 1	14	28																
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID																								
Grade: C - Average	Year Blt: 1924	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Average	A Kits:	Rating:	Fpl: 1	Rating: Average	WSFlue:	Rating:	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O									
Jurisdct:	Const Mod:	Lump Sum Adj:	%	Location:	Total Units:	Floor:	% Own:	Name:				Other	Upper	Lvl 2	Lvl 1	Lower																
INTERIOR INFORMATION				DEPRECIATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN																
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: FR - Fair	40.	Functional:	%	Economic:	%	Special:	%	Override:	Total:	40.3	Exterior:	No Unit	RMS	BRS	FL													
Prim Floors: 3 - Hardwood	Sec Floors:													Interior:	1	7	3															
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical											Additions:																		
Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 1 - Oil	Heat Type: 3 - Forced H/W											Kitchen:																		
# Heat Sys: 1	% Heated: 100	% AC:	Solar HW: NO											Baths:																		
% Com Wall	% Sprinkled:													Plumbing:																		
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL											
SPEC FEATURES/YARD ITEMS									Basic \$ / SQ: 125.00	Size Adj.: 1.21818185	Const Adj.: 0.98990101	Adj \$ / SQ: 150.735	Other Features: 62500	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
									LUC Factor: 1.00	Adj Total: 396228	Depreciation: 159680	Depreciated Total: 236548	WtAv\$/SQ: 125.00	AvRate: 150.735	Ind.Val: 159680						BMT	Basement	924	45.220	41,784							
									Juris. Factor: 0	Before Depr: 150.73	Special Features: 0	Final Total: 236500	Val/Su Net: 78.73	Val/Su SzAd: 127.98			FFL	First Floor	924	150.730	139,279											
																SFL	Second Floor	924	150.730	139,279												
																UAT	Upper Attic	196	60.290	11,818												
																OPP	Open Porch	36	43.560	1,568												
																Net Sketched Area: 3,004				Total: 333,728												
																Size Ad	1848	Gross Are	3592	FinArea	1848											
																	</td															